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|  | <p><b>Planning and Zoning Commission</b></p> <p><b>STAFF REPORT</b></p> | <p>AGENDA</p> <p># _____</p> |
|---|---|------------------------------|

**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION

**FROM:** Jim Gagliardi, City Planner

**MEETING DATE:** July 1, 2014

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| <b>REQUEST</b> |
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**Request by Nathan Cottrell of CEG Applied Sciences on behalf of Irving and Lillian Fabricant Trust**, for the following land use approval on 97 acres of land located southeast of Rodeo Rd and Trekell Road (APN #s 505-07-024A, 0230, 0280, 025A, and 0270).

**1. DSA-14-00046: Major amendment to the Santa Cruz Crossing Planned Area Development (PAD)** (Exhibit A). Said amendment includes the following changes:

1. Adding an assisted living facility as a permitted use
2. Removing an office area
3. Providing development standards for previously-approved commercial and residential areas.
4. Relocating area previously shown as “Green Court Homes”, a high-density single-family area, to a more southerly portion of the site and reclassifying it as senior patio homes.
5. Adding two-story senior apartment homes in the northern area of the PAD (adjacent to Rodeo Rd, west of future Pueblo Dr, south of Rodeo Dr).
6. Adding an area for a community center.
7. Changing proposed alignment of future Pueblo Dr through the site to extend to the south-end of the PAD.
8. Realignment of the natural east-west drainage corridor that traverses the site from its current area to a more southerly location.

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|------------------------|
| <b>APPLICANT/OWNER</b> |
|------------------------|

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|----------------|
| <b>HISTORY</b> |
|----------------|

April 21, 1968: The City Council adopted Ordinance No. 340 annexing property into the City of Casa Grande, initially zoned UR (Urban Ranch).

May 15, 2006: The City Council approves Ordinance No. 1178.269 approving the rezoning from UR to PAD (CGPZ-79-006) and approving a Santa Cruz Crossing PAD.

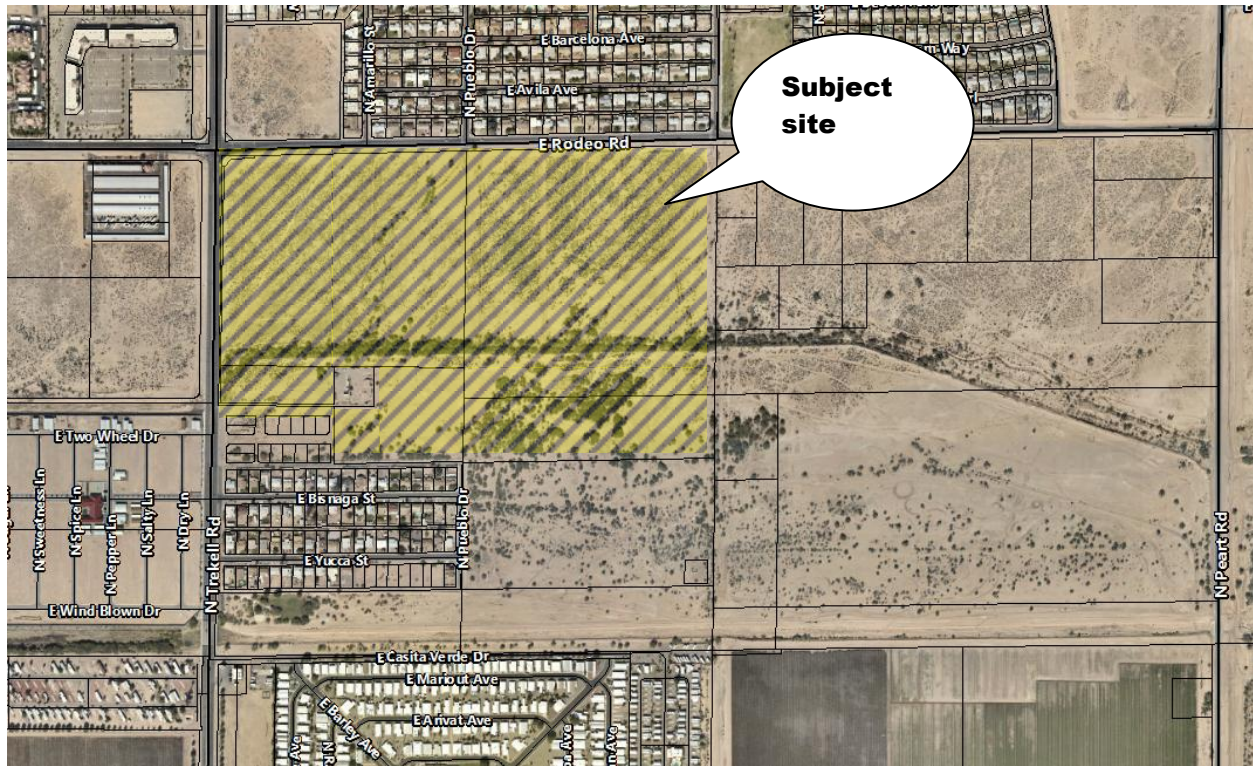
|                            |  |
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| <b>PROJECT DESCRIPTION</b> |  |
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|                                 |  |
|---------------------------------|--|
| <b>Site Area</b>                | 97 acres   |
| <b>Zoning</b>                   | Planned Area Development (PAD) Santa Cruz Crossing |
| <b>General Plan Designation</b> | <i>Neighborhoods</i>                               |

**Surrounding Land Use and Zoning**

| Direction    | General Plan Designation | Existing Zoning  | Current Uses  |
|--------------|--------------------------|------------------|---|
| <b>North</b> | <i>Neighborhoods</i>     | B-2, R-3, R-1    | Undeveloped, single-story apartments, single family homes |
| <b>South</b> | <i>Neighborhoods</i>     | UR, R-1          | Undeveloped, Single family homes                          |
| <b>East</b>  | <i>Neighborhoods</i>     | Arroyo Linda PAD | Undeveloped   |
| <b>West</b>  | <i>Neighborhoods</i>     | B-1, B-2         | Undeveloped   |

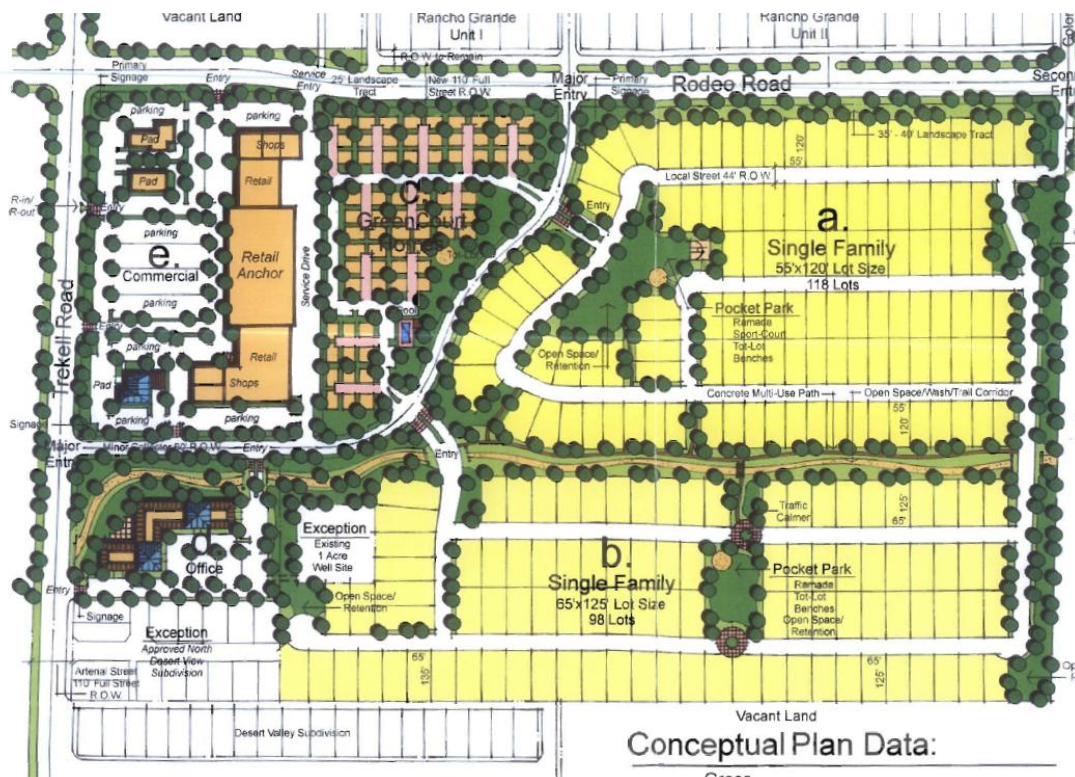
## SITE AERIAL



## Overview

Santa Cruz Crossing is an existing Planned Area Development (PAD), approved in 2006, permitting a variety of land uses. The largest portion of the PAD is allocated for single-family residential land use in the eastern half of the PAD. This portion allows for 216 dwelling units among 64.5 acres. Adjacent to this to the west is a higher-density residential land use known as “green court homes” allowing for 64 dwelling units on 8 acres. Further west, abutting Trekell Rd on the northwest portion of the PAD is an 18-acre area for commercial land use. To the south of this along Trekell Rd is a 6-acre area for office land use.

PAD as Existing:



PAD Illustrative Plan for:

## Santa Cruz Crossing

Casa Grande, Arizona

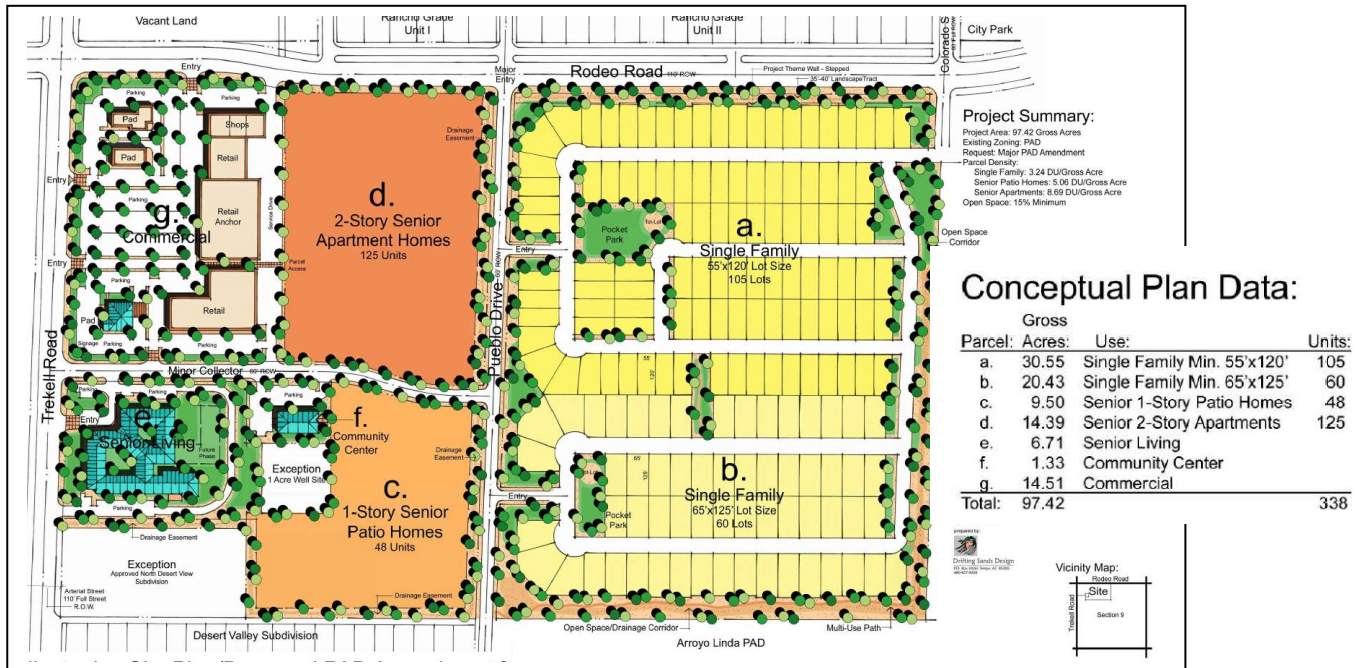
A PAD amendment is necessary as the applicant desires to construct an assisted living facility within this PAD and revise it to accommodate other related changes (Exhibit B). An assisted living facility is not a use currently identified within the Santa Cruz Crossing PAD. As such, a Major Amendment to the PAD is proposed to add assisted living facility as a permitted land use.

To accommodate this new land use, the applicant is proposing to remove the area previously identified for office use. Additionally, to accompany the assisted living facility, 125 two-story elderly apartment homes are proposed in the general location of the area identified as green court homes in a 14.39 area area. Forty-eight single-story elderly patio homes are also proposed to the south of this area within a 9.5 acre area. A new area identified as community center for the PAD has also been included to provide a focal point for the development and be a central meeting place for the PAD's residents.



The remainder of the site proposes to remain as a single-family residential area, changing, however, from 216 approved single-family units to a proposed 165 units.

PAD as proposed:



The proposed amendment also changes the internal roadway and open space configuration. Notably, Pueblo Rd no longer curves to the west as it extends through the PAD to intersect with Trekell Rd. The amendment proposes that Pueblo Rd be extended straight south to connect with the adjacent Desert Valley Subdivision. A minor collector road extending from Trekell Rd to Pueblo Rd between the commercial use and assisted living facility use is proposed. The majority of the open space spine now follows Pueblo Rd, and additionally wraps around the eastern and southern perimeter of the PAD.

A one-way frontage road is planned along the north-side of Rodeo Rd, with a median dividing this road from the main segment of Rodeo. This is to provide a safer condition for existing residences on the north-side of Rodeo. In both the original PAD and proposed PAD amendment, these offsite improvements are proposed. The PAD amendment, however, provides specified cross-section detail (Exhibit C).

With this amendment, the applicant also proposes specific development standards and uses for the commercial land use area as these are currently missing from the existing PAD. Proposed for the commercial area are permitted and conditional uses that are the same the permitted and conditional uses within the B-2 zone district. The PAD proposes that the assisted living facility use and the two-story elderly apartment home use be subject to the standard R-3 zoning standards. The single-story elderly patio

homes are to be subject to the standard R-2 standards.

To ensure compliance with the standards set forth in the PAD, Major Site Plans (Final Development Plans) would be required at the time of development for the non-single-family residential portions of the PAD. A Preliminary and Final Plat will be submitted for approval prior to the development of the single-family residential areas to ensure compliance with the PAD standards in this area.

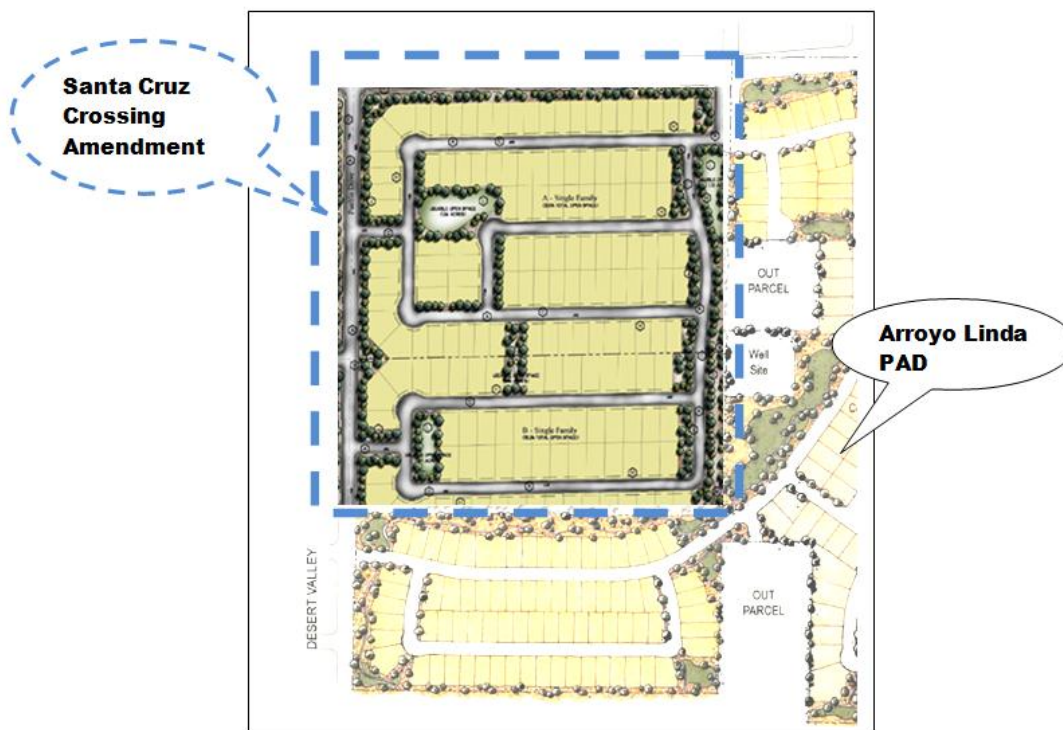
This PAD amendment is subject to the approval by City Council, in accordance with Section 17.68.320 of the City Code.

### **CONFORMANCE WITH PAD ZONE/PRELIMINARY DEVELOPMENT PLAN REVIEW CRITERIA 17.68.290**

*In accordance with Section 17.68.290 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of a PAD Zone/Preliminary Development Plan application:*

#### ***Relationship of the plan elements to conditions both on and off the property;***

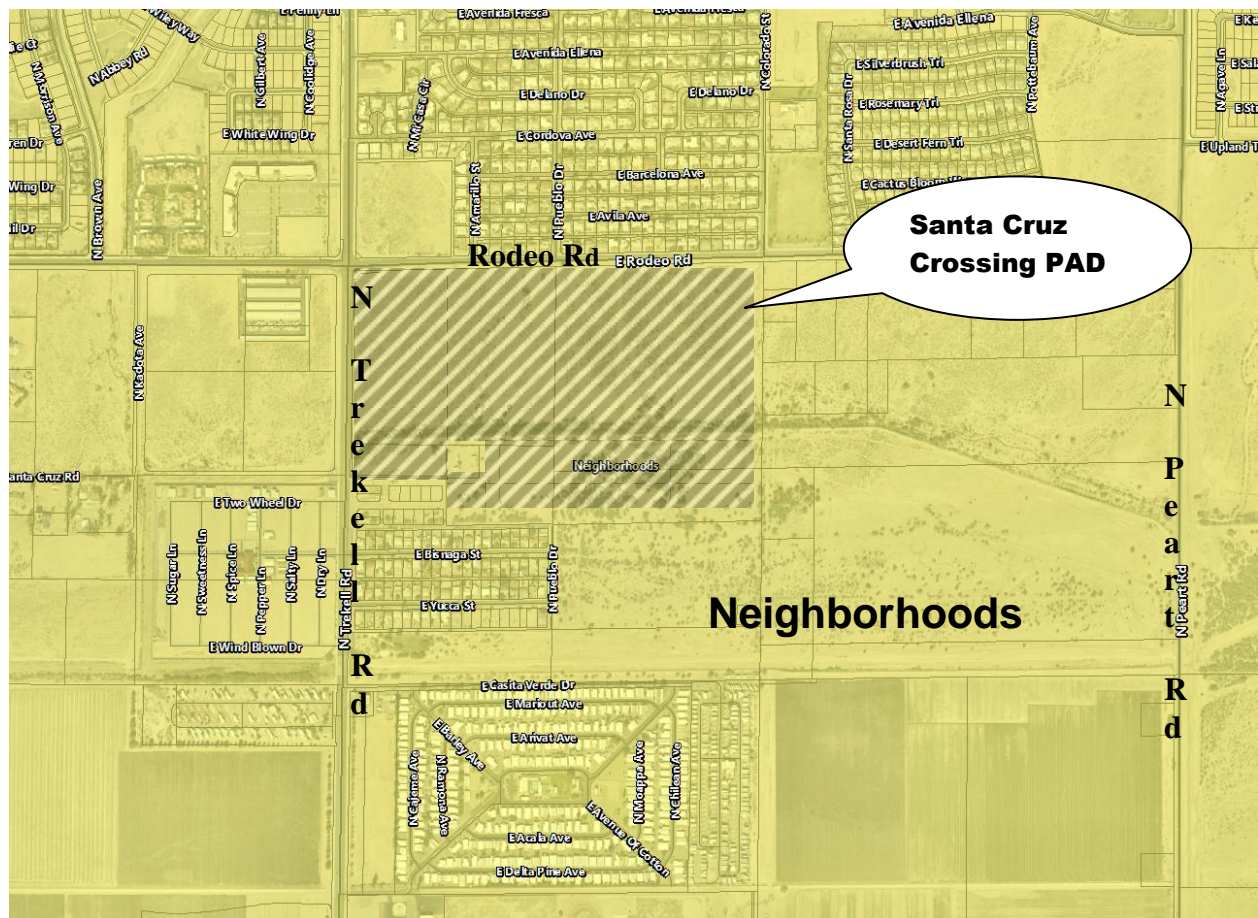
The Arroyo Linda PAD, approved in October of 2006, lies directly to the east and a portion to the south of the Santa Cruz Crossing PAD. In the Arroyo Linda PAD, open space and road connectivity approved will be more compatible with the amended Santa Cruz Crossing PAD, as its open space, trail and road network will be more aligned than previously.



***Conformance to the City's General Plan;***

The General Plan 2020 Land Use designation for the site is *Neighborhoods*. This land use provides for a variety of residential neighborhoods with a range of densities. The primary objective is to provide a mix of residential neighborhoods that are well designed places. Staff finds that the proposed amendment improves upon the design and layout of the PAD.

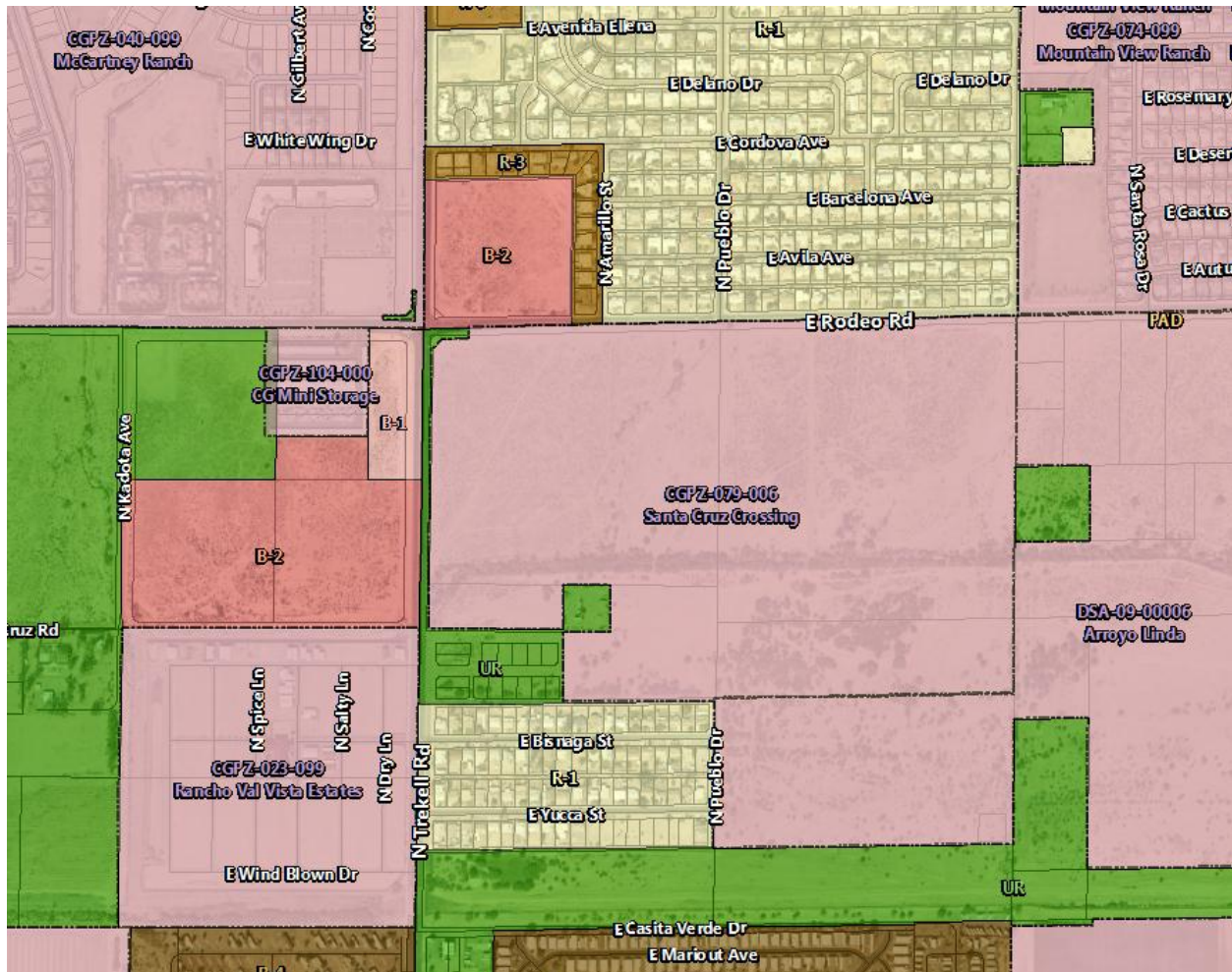
Overall density is proposed to increase with the amendment from 280 to 338 dwelling units. Within the Neighborhoods category, development up to 4.5 dwelling units may be permitted on sites between 40 and 160 acres. 338 dwelling units among 86.5 net acres provides a density of less than 4 dwelling units per acre, thereby meeting the goal of Neighborhoods category. Within the individual land use areas for apartment homes and patio homes, the densities proposed are 11.9 and 8.7, respectively. Per the General Plan these individual areas would be allowed to have a density of up to 18 dwelling units per acre.





**Conformance to the City's Zoning Ordinance;**

Santa Cruz Crossing PAD's proposed amendments are in compliance with the Zoning Ordinance. The development standards and uses as proposed relate and refer to the City of Casa Grande Zoning Ordinance.



**The impact of the plan on the existing and anticipated traffic and parking conditions;**

A master circulation study was submitted with this request and was found acceptable by the City Traffic Engineer. It is a traffic impact analysis on a broader scale to address general potential impacts a PAD can have on surrounding street network. More in-depth traffic impact analysis reports are reviewed at the time of individual site developments. As discussed within the PAD, offsite improvements to Rodeo Rd will occur. As individual sites within the PAD develop, the adjacent portion of Rodeo will be improved to provide a frontage road to serve the residents on the north side of Rd. In addition to Rodeo and Trekell, the PAD shows Pueblo Dr, Colorado St, and a future



east-west between Trekell and Pueblo road as the primary streets connecting the site to the existing street network.

**The adequacy of the plan with respect to land use;**

In addition to the newly added assisted living facility proposed, the PAD proposes a mixture of land uses ranging from commercial, high density residential to low density residential. The uses have been arranged so that the most intense uses are adjacent to major roads, while senior apartments and patio homes serve as a transitional buffer for the low-density residential uses. This is determined to be an adequate arrangement of land use

**Pedestrian and vehicular ingress and egress;**

The PAD proposes an internal street network found acceptable by staff. More specified circulation will be reviewed at the time of individually developed parcels. The site proposes a trail system that will connect with the adjacent Arroyo Linda PAD, offering a pedestrian connectivity between neighborhoods. The existing and proposed amended PAD provides for offsite improvements to the north-side of Rodeo Rd. A frontage road will be provided for the houses along Rodeo Road buffering these residents from the primary traffic along Rodeo (Exhibit C).

**Building location, height & Building Elevations;**

No buildings are proposed at this time. They will be reviewed at the Major Site Plan stage. The development standards for the commercial, community center, apartment homes, patio homes, and assisted living facility default to standard relevant zone districts (Exhibit D). The table below indicates what the setbacks and heights for each area are per the standard zone districts (Exhibit D).

| Land Use Areas                             | Maximum Height | Front Setback   | Side Setback   | Rear Setback   | Special Setbacks      |
|--|----------------|---|--|--|-----------------------|
| Area A & B<br>Single Family Residential    | 28 ft.         | <ul style="list-style-type: none"> <li>20 ft. to 23 ft. for front load garages.</li> <li>15 ft. for side-load garages, living areas or porches</li> </ul> | <ul style="list-style-type: none"> <li>5 ft. and 10 ft.,</li> <li>15 ft. corner side setbacks</li> </ul> | <ul style="list-style-type: none"> <li>20 ft.</li> <li>10 ft. for open patio covers</li> </ul> | NA                    |
| Area C: Senior Patio Homes (R-2 standards) | 35 ft.         | 20 ft.  | <ul style="list-style-type: none"> <li>5 ft. and 10 ft. if single-family</li> </ul>                      | 20 ft.   | 30 ft. from well site |

|   |   |        |  |        |                              |
|---|---|--------|--|--------|------------------------------|
|   |   |        | <ul style="list-style-type: none"> <li>10 ft. if two-four-family or townhouse cluster</li> </ul> |        |                              |
| Area D:<br>Senior Apartments (R-3 standards)        | 35 ft.<br>(Thought, PAD permits a maximum of two-stories) | 20 ft. | 20 ft.   | 20 ft. | 20 ft. between buildings     |
| Area E:<br>Assisted Living Facility (R-3 standards) | 35 ft.  | 20 ft. | 10 ft.   | 20 ft. | 30 ft. from well site        |
| Area F:<br>Community Center (R-3 standards)         | 35 ft.  | 20 ft. | 10 ft.   | 10 ft. | 30 ft. from well site        |
| Area G:<br>Commercial Retail (B-2 Standards)        | 35 ft.  | 35 ft. | <ul style="list-style-type: none"> <li>15 ft. aggregate</li> <li>25 ft. corner side</li> </ul>   |        | 45 ft. from residential area |

The residential development standards comply with the City's Residential Design Standards for PAD Developments and indicated on pages 16-19 of the PAD Guide (Exhibit A) and will be reviewed for compliance during the review of their respective Major Site Plans.

### **Landscaping:**

A landscaping plan has been proposed for the PAD (Exhibit E) as well as street cross sections provided for streets adjacent to landscape tracts with a proposal of drought-tolerant plants citing the *Low Water Use / Drought Tolerant Plant List for Pinal County Active Management Area by Arizona Water*". This PAD will be subject to the City's Landscaping standards.

### **Lighting:**

Parking lot and building lighting standards will be evaluations in conjunction with future Final Development Plan submittals. Streetlights will be evaluated in conjunction with the submittal of future Preliminary Subdivision Plats.

### **Provisions for utilities:**

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity- APS
- Gas- Southwest Gas
- Cox Cable
- Qwest Communications

**Site drainage;**

The preliminary drainage report has been accepted by the City Drainage Engineer. There is one outstanding condition, however, with regard to the North Branch of the Santa Cruz Wash, cutting through the site. The PAD proposes to abandon this wash and relocate drainage through the site along the southern end of the property and exit the site through an existing culvert at Trekell Rd (Exhibit F). The condition is that the applicant is to verify whether this is a 404 Wash under the jurisdiction of the Army Corps of Engineers. If a 404 Wash, it would require environmental clearance, a 404 delineation study and may require clearance from other entities before it can be abandoned. If this is a 404 Wash, and not approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

**Open space;**

The PAD proposes 18% open space provision, where 15% is the goal for PAD developments (Exhibit D).

**Loading and unloading areas;**

This will be reviewed during individual site development.

**Grading;**

See *site drainage*, above.

**Signage;**

Monument and entry signage is proposed with this PAD with the intent to use block wall of earth-tone colors (Exhibit F). Sign permits will be required at time of individual site development. As a technical correction to this PAD, staff requires that the applicant provide signage standards within the PAD for each area.

**Screening;**

Screening will be reviewed during individual site development.



### **Setbacks**

The setbacks proposed for the non-single-family residential development default to standard relevant zoning districts. The single-family residential zone district proves standards that comply with the *Residential Design Standards for PAD Development (Exhibit C)*.

|                                     |
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| <b>PUBLIC NOTIFICATION/COMMENTS</b> |
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#### **Notification**

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice of time, date, place, and purpose of the public hearing was published in the Casa Grande Dispatch on June 16, 2014.
- A notice was mailed on June 17, 2014 to the property owners within 300 ft. of the PAD.
- A notice was posted by the applicant in three locations around the subject site on June 16, 2014. An affidavit confirming this posting was also supplied by the applicant.

#### **Inquiries/Comments**

City Staff received several inquiries on this request via telephone by property owners who received the mailed notice. Staff explained the purpose of the proposed amendment, and there were no specific opinions for or against provided. Over the telephone, applicants and their representatives for the recently conditionally approved Villas at Mary T and Caliche projects (DSA-14-00012, and DSA-14-00013 & 14) have expressed concern regarding this application. They indicated worry that the market might not strong enough to support similar projects.

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| <b>STAFF RECOMMENDATION</b> |
|-----------------------------|

**Staff recommends the Commission forward a recommendation to approve the Major Amendment to a PAD Zone/Preliminary Development plan (DSA-14-00046) for Santa Cruz Crossing PAD to City Council, with the following conditions and technical corrections:**

#### **Condition:**

- Prior to submittal of a Final Development Plan for Areas C, D or E or a Preliminary Plat for Area A or B the applicant is to provide verification that the North Branch of the Santa Cruz Wash through the site is not a 404 Wash under the jurisdiction of the Army Corps of Engineers.

- If a 404 Wash, and **not** approved for abandonment, or if through the abandonment process, it requires relocation to another area of the PAD than shown, the PAD will require to be amended to show a new configuration.

### **Technical Corrections:**

- Provide another name than “Santa Cruz Rd” within all instances of the PAD to reference the proposed minor collector as this street name already exists. Until platting, identify this road in text and on figures as “New Collector Rd from Pueblo to Trekell”.
- Correct spelling from “*plat*” to “*plant*” in the last sentence of the second paragraph of the PAD Guide.
- Provide signage standards within the PAD Guide for each area.

### **Exhibits**

- A – PAD Guide
- B – Project Narrative
- C – Rodeo Rd cross-section
- D – Santa Cruz Crossing Development standards
- E – Landscaping
- F – Drainage
- G – Entry signage

## **Exhibit A – PAD Guide**

Provided as separate document



## Exhibit B – Project Narrative



April 25, 2014

### **SANTA CRUZ CROSSING PAD NARRATIVE REVISION TO PAD CGPZ-079-06**

Attached here is a concept for a new development at the southeast corner of Trekkell Road and Rodeo Road in Casa Grande, Arizona. The development is roughly 93-acres in size and is undeveloped desert with a historic wash (North Branch of the Santa Cruz Wash) running through the site east to west.

Surrounding the site on the north, south and southwest are single family home developments of varying age. To the east and west are vacant desert parcels, similar to the site itself. On the opposite corner of Trekkell and Rodeo is a retail development. This neighborhood lends itself very nicely to the proposed Santa Cruz Crossing development: that being a mixed use development with assisted living residences, single family homes, and some commercial space at the intersections.

As you can see on the attached concept graphics, the eastern half of the site (51.0-acres) will be standard single family homes with a typical density of 2.9-3.4 du/acre. The commercial portion of the development will occupy roughly 14.5-acres of the site at the northwest corner so that it may utilize the retail benefits of the intersection. The remaining 31.9-acres of the site will be assisted living residences. This will be further split into a Senior Living center (6.7-acres) where the residents require the most care. Senior Apartment Homes (14.4-acres) and Senior Patio Homes (9.5-acres) and a Community Center (1.3-acres) will occupy the rest of the assisted living areas and provide residents with varying levels of care and lifestyle.

The overall site was rezoned in 2006 by the previous owners under CGPZ-079-06 Planned Area Development (PAD). This PAD indicated 66.5-acres of single family homes at 3.4 du/acre, 8.1 acres of more compact "GreenCourt Homes" at 7.9 du/acre, and 24.6-acres combined of office and commercial uses. This PAD was approved in 2006, but none of the developments were ever constructed.

The current proposal is to update that PAD with the newly proposed developments. It is our belief that the new proposal offers a similar use to the previous PAD, similar densities, and will provide a similar style/feel to the development. With that being said, our intent is to submit an update to the PAD as soon as practical and progress forward with approval of it by the City of Casa Grande.

Attached to this letter is a graphic of the proposed PAD update. As well as the cover and graphic from the previous PAD for a reference.

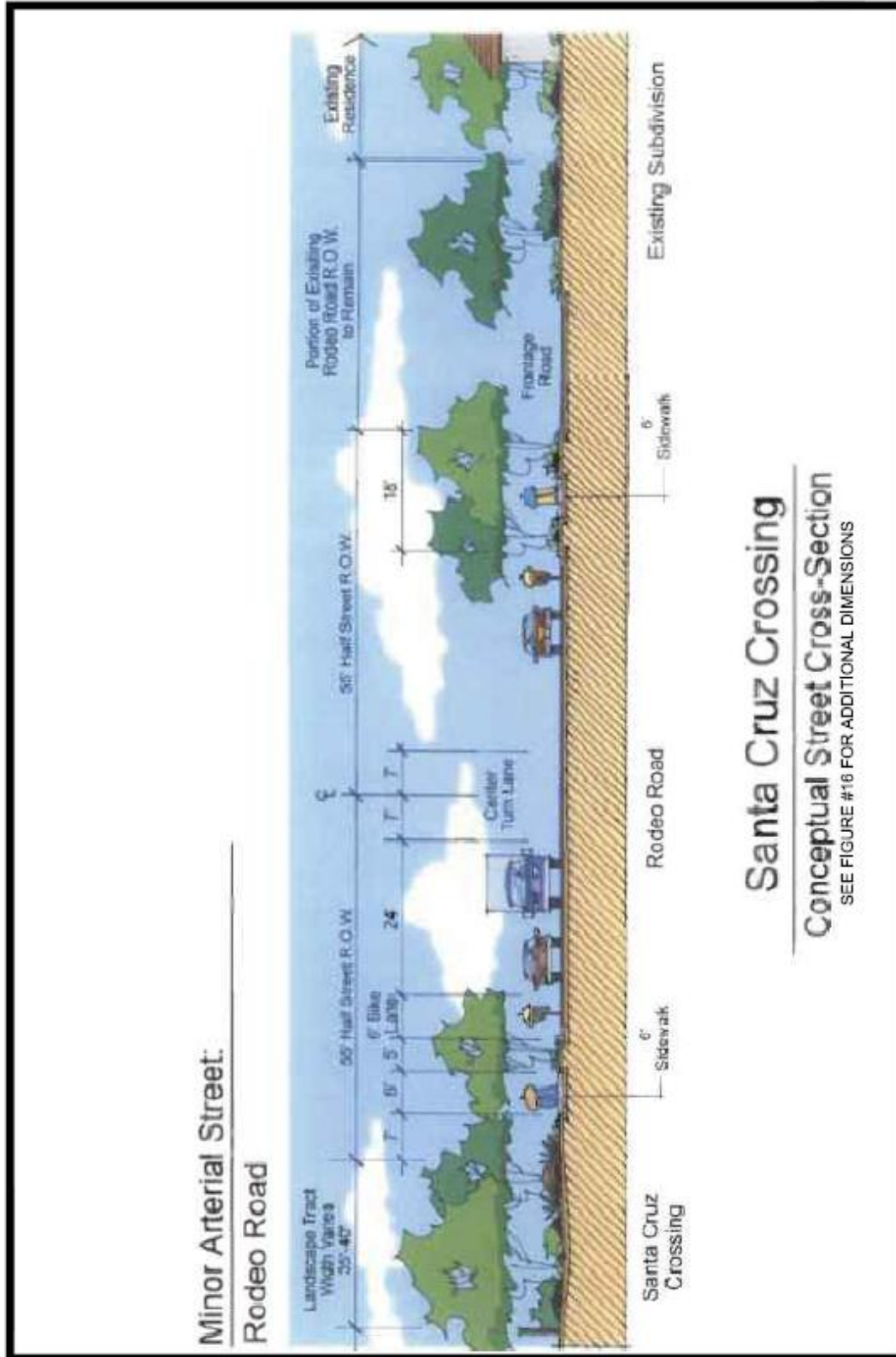
If you have any questions, please feel free to contact my office.

Respectfully,

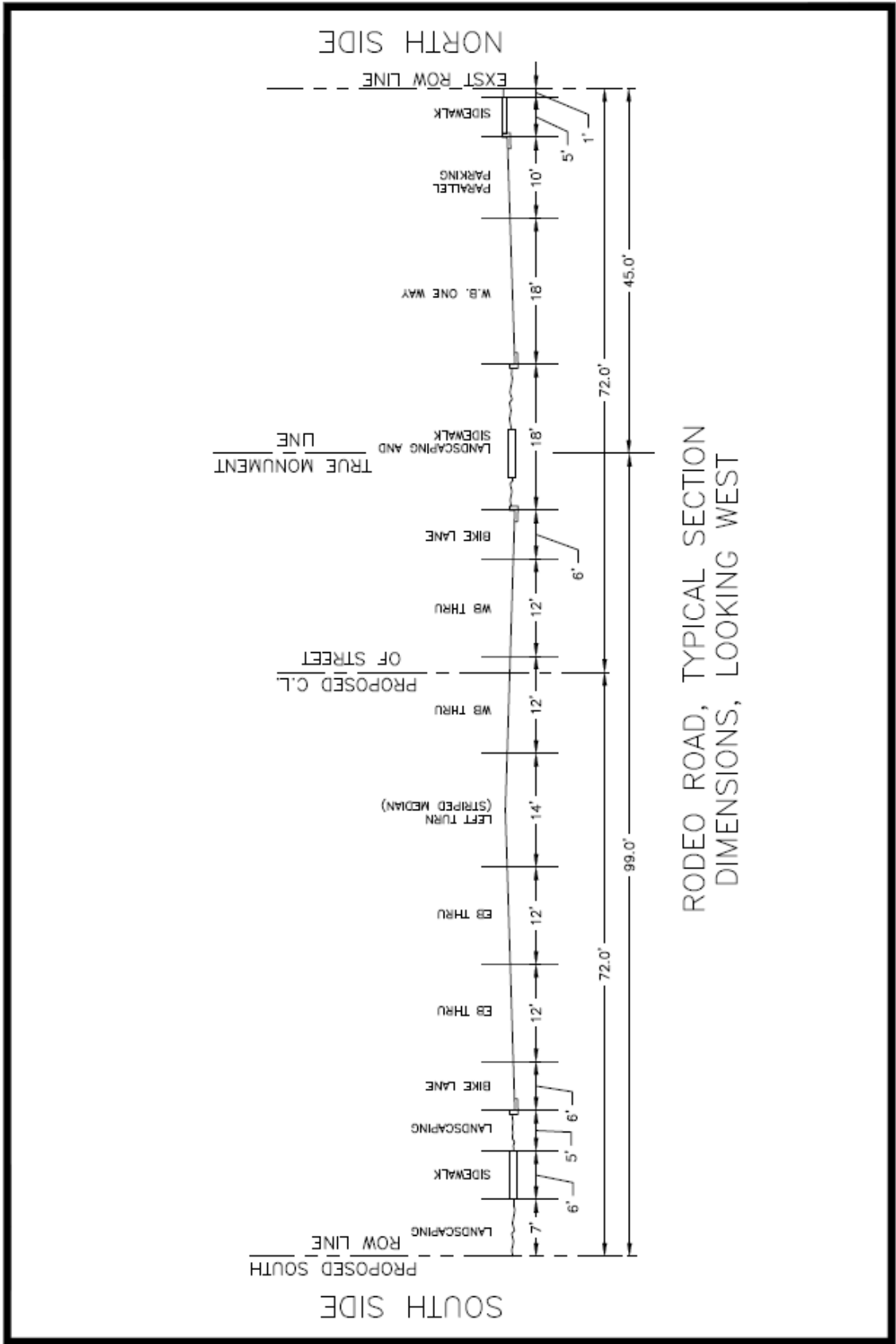
A handwritten signature in black ink, appearing to read "Nathan Cottrell". The signature is fluid and cursive, with the first name "Nathan" and last name "Cottrell" clearly distinguishable.

Nathan Cottrell, PE  
Project Engineer

## Exhibit C – Rodeo Rd Cross Section







## Exhibit D – Santa Cruz Crossing Development Standards

### 8.0 Proposed Development Standards

#### PAD – AREAS 'A' & 'B'

Specific building setback and height standards are being proposed at this time for the two single family lot components within Santa Cruz Crossing. These standards are as follows:

|                      |  |
|----------------------|--|
| Front Setback:       | 20' to 23' for front load garages (every 3 <sup>rd</sup> or 4 <sup>th</sup> home will have a minimum front yard setback stagger of at least 3').<br>15' for side load garages, living areas or front porches.                          |
| Side Setback:        | 5' and 10' (15' total), Architectural elements including pot shelves, shadow boxes around doors and windows, bay windows, entertainment units and fireplaces will be allowed to encroach into the 10' side setback by a maximum of 3'. |
| Corner Side Setback: | 15', Adjacent landscape tracts of at least 10' in width may be included as up to 10' of this required setback.   |
| Rear Setback:        | 20', Patio covers open on three sides may encroach a distance of up to 10' from the rear property line.  |
| Building Height:     | 28'  |

Model homes, and the associated temporary sales office, temporary parking surface, and other items directly related to the sale of single family homes shall be an Allowed Use.

All other development standards will be in accordance with the current provisions of the Casa Grande Zoning Code, this PAD and current residential design standards.

#### PAD – AREA 'C'

Area 'C' shall follow current City of Casa Grande zoning district Residential zone R-2.

#### PAD – AREA 'D'

Area 'D' shall follow current City of Casa Grande zoning district Residential zone R-3.

#### PAD – AREAS 'E' & 'F'

Areas 'E' and 'F' shall follow current City of Casa Grande zoning district Residential zone R-3, with a specific Allowed Use for Assisted Living homes and a Community Center as described in this PAD.

#### PAD – AREA 'G'

The standards for the Commercial area 'G' shall follow current City of Casa Grande zoning district General Business zone B-2 with specific Allowed Uses for proposed development as described in this PAD.

All districts abutting the well-site shall have a minimum of 30' building setback from the well – site boundary.

# Exhibit E – Landscaping

## Open Space/ Landscape Exhibit

Open Space Data Table

| Parcel   | Area (Acres) | Open Space (Acres) | Open Space (%) | Open Space (Sq. Ft.) |
|--|--------------|--------------------|----------------|----------------------|
| A  | 6.87         | 3.8                | 55.3           | 250,000              |
| B  | 5.87         | 3.4                | 58.1           | 235,000              |
| C  | .83          | .68                | 81.9           | 53,000               |
| D  | 3.8          | .68                | 17.9           | 12,000               |
| E  | .37          | .37                | 100.0          | 25,000               |
| F  | .37          | .37                | 100.0          | 25,000               |
| G  | 1.4          | .68                | 48.6           | 31,000               |
| TOTAL OPEN SPACE FOR THE PROJECT IS 10.8 ACRES |              |                    |                |                      |

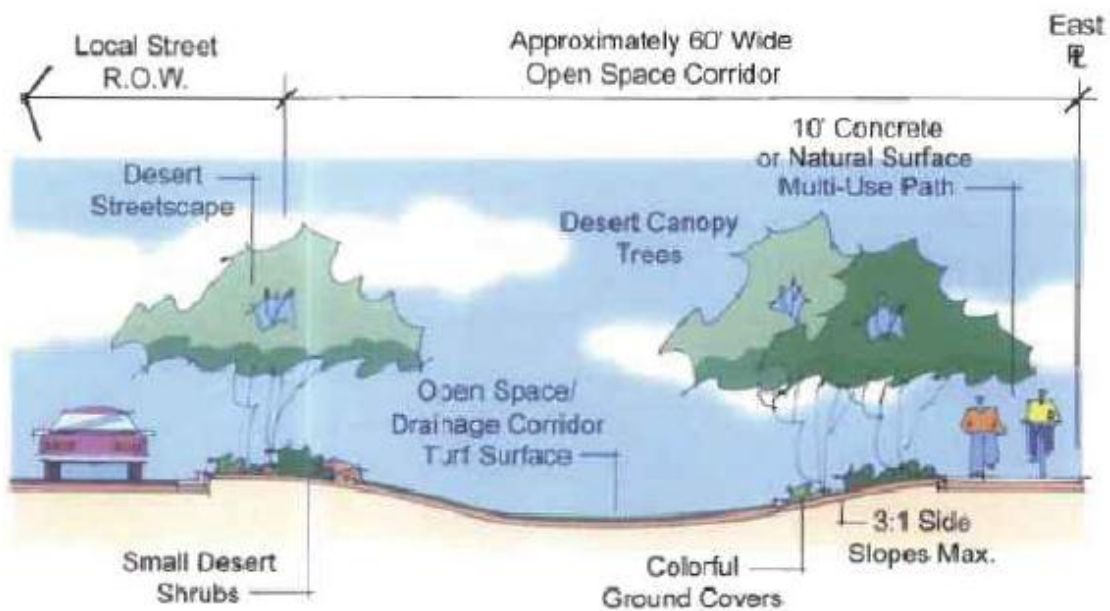
- General Notes:
1. ALL OPEN SPACE SHALL BE MAINTAINED AS SUCH.
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  20. ALL OPEN SPACE SHALL BE MAINTAINED AS SUCH.



## Santa Cruz Crossing Casa Grande, Arizona



Santa Cruz Crossing  
 12345 Main Street  
 Casa Grande, AZ 85122  
 (520) 123-4567  
 www.santacruzcrossing.com

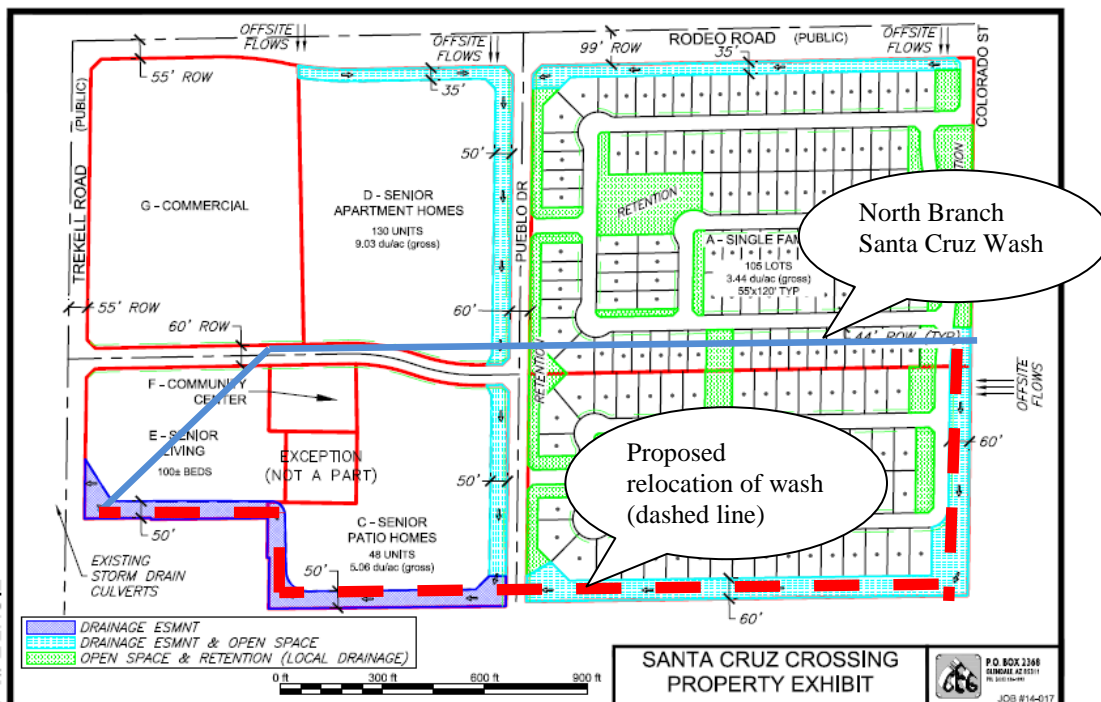


## Santa Cruz Crossing

Conceptual Trail/Open Space  
Corridor Section



## Exhibit F-Drainage





## Exhibit G – Entry Signage

